

12 Implementation and Monitoring

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12.1 It is important to keep development control policies up-to-date and to monitor their effectiveness. This monitoring will be undertaken in two principal ways:

- through the indicators which have been developed to provide a consistent basis for monitoring the performance of the key Island Plan policies against the spatial objectives. These indicators have been chosen to provide a guide to overall progress and to establish the basis for identifying where the spatial strategy needs to be strengthened, maintained or changed in some way. The operation of the development control policies will be instrumental in addressing many of these indicators and the extent to which the 'control' measures indicated are contributing, or otherwise, to the position identified.
- through the evaluation of decisions on planning applications, including particularly planning appeals, and the extent to which the development control policies have been supported. The table of indicators and targets set out below is designed to allow this monitoring to take place by providing a framework for the monitoring of the development control policies by policy. It is not considered necessary to provide an indicator for every policy.

12.2 An Annual Monitoring Report (AMR) will be prepared to indicate the extent to which the various policy targets set out in the Island Plan and related supplementary planning documents are being met by 2018. As part of this process the role and function of these development control policies will also be examined in order to assess whether any adjustment is required.

Proposed monitoring framework

12.3 This document is accompanied by a Strategic Environmental Appraisal (SEA) Report, considering the environmental effects of the operation of the policies set out, particularly in terms of measuring the contribution towards achieving sustainable development. One of the deliverables from this work was to develop a framework for monitoring the effects of the Island Plan and determining whether the predicted environmental effects are realised. The framework is based around the environmental objectives and includes the following elements:

- the potentially significant impact that needs to be monitored
- a suitable monitoring indicator
- a link to the relevant policies in the Plan to which the use of the monitoring indicator will apply
- the proposed frequency of the monitoring

12.4 The Island Plan is a 10 year plan and this is a significant period of time over which the Island Plan will need to be monitored. Over this period it is expected that new monitoring indicators will be identified and that it may be necessary for

the monitoring framework to be updated annually to ensure that the most appropriate indicators are used. The framework outlined in Table 12.1 should, therefore, be subject to regular review and update.

Policy IM 1

Plan, monitor, manage

Compliance with policies and proposals in the Island Plan will be continuously monitored throughout the Plan period. If, through monitoring, it appears that policies and proposals are not being met, the following mechanisms will be triggered:

1. review of housing and employment land supply and allocations;
2. action to bring forward sites for development, wherever possible in partnership with landowners and developers;
3. action to bring forward development on previously developed land;
4. action to secure the timely provision of infrastructure;
5. review of relevant parts of the Island Plan.

If land supply significantly exceeds estimated take-up rates, applications may be refused, until the Plan is reviewed.

Environmental Objective	Effect to be Monitored (including justification)	Link to Relevant Island Plan Policies	Monitoring Indicator	Potential Target	Review Timescale
1) To protect and enhance terrestrial and freshwater biodiversity	<p>There are a series of policies in the Island Plan that seek to protect and enhance biodiversity and so effects are predicted to be positive.</p> <p>Whilst policies addressing new development such as housing and economy clearly identify that there should be no adverse effects, biodiversity resources, the effectiveness of these policies and their use should be monitored.</p> <p>Some policies seek to deliver enhancements and the number of enhancements secured, for example through restoration schemes, should be monitored.</p>	SP1,2,4, 6	Number of planning applications incorporating biodiversity enhancement features.	Increase the number of schemes that deliver environmental enhancements that complement the BAP targets.	Annually
		GD1,2,6,7	Number of developments that affect species protected by law and BAP habitats and species.		
		Natural Environment policies	Number of developments that adversely affect designated sites both directly and indirectly.	Reduce the number of developments that adversely affect the environment.	
		HE3,4	Area of BAP habitat created by new developments.		
		BE1,3,4 and proposal 1	Condition of designated sites - Ramsar and SSIs		
		Economy policies	Number of planning applications resulting in the loss of hedgerows and field boundaries.		
		ELW 4,6,7	Number of schemes which result in the loss of woodland and trees.		
		Rural and Marine Economy policies	Area of land under CSR agreements and the biodiversity benefits delivered.		
		Visitor Economy policies			
		H4,6,7,9,10			
ROS2,4					
TT 1,4,5,7,14,16,17,18,20					
NR 1-5, RE 1-3, M 3-5					
Waste Management policies					

Environmental Objective	Effect to be Monitored (including justification)	Link to Relevant Island Plan Policies	Monitoring Indicator	Potential Target	Review Timescale
		LWM 1,2			
2) To protect and enhance coastal and marine biodiversity	<p>There are a number of policies in the plan that seek to protect the marine environment and the effectiveness of these policies should be monitored.</p> <p>However, there also some policies in the plan that do pose a risk to coastal and marine biodiversity and so these effects need to be monitored.</p>	<p>SP1-4</p> <p>GD 1,7</p> <p>Natural Environment policies</p> <p>BE4</p> <p>EVE 1,2</p> <p>ER 11</p> <p>ROS2</p> <p>NR 1,2, RE 1-3</p> <p>M7</p> <p>WM 9</p> <p>Liquid Waste management policies</p> <p>TT16-18, 20</p>	Number of developments that adversely affect designated sites both directly and indirectly.	<p>Reduce the number of developments that adversely affect the environment.</p> <p>Ensure no net loss of Ramsar habitat.</p>	Annually
3) To provide good quality affordable housing that meets the requirements of the local population?	<p>There are recognised housing need issues across the island and the Plan includes a number of policies to address these issues. There are some targets included within the housing policies relating to mix and affordability, and the achievement of these targets should be monitored.</p> <p>The effectiveness of the policies need to be monitored to ensure that the needs of the Island's residents are being met.</p>	<p>EIW 1,5</p> <p>Housing policies</p>	<p>Number of affordable homes built each year.</p> <p>Location of the affordable homes built each year.</p> <p>Percentage of 1, 2, 3 and 4 bedroom homes built as a proportion of the total.</p> <p>House price to income affordability ratio.</p>	To increase the provision of affordable housing provided across the Island.	Annually
4) To encourage the development of sustainable communities	<p>The policies in the Island Plan should collectively benefit communities by protecting and enhancing the natural environment and promoting new development in appropriate locations.</p> <p>A number of the policies also seek to reduce the level of nuisance caused by new developments and this should benefit communities but should be monitored to check the effectiveness of these policies.</p>	<p>Strategic policies</p> <p>General Development policies</p> <p>BE 1,2 and BE proposals</p> <p>Economy Office policies</p> <p>Economy Retail policies</p> <p>Economy light industry and warehousing policies</p> <p>Housing policies</p> <p>Social and Community policies</p> <p>ROS 3</p> <p>Travel and Transport policies</p> <p>NR 3,4,6</p>	<p>Number of new community facilities and their proximity to residential centres.</p> <p>Monitor the number of developments that result in improved community facilities and public space.</p> <p>All other indicators monitored are of relevance to this objective.</p>	No specific targets developed.	Annually

Environmental Objective	Effect to be Monitored (including justification)	Link to Relevant Island Plan Policies	Monitoring Indicator	Potential Target	Review Timescale
		Waste Management policies			
5) To promote sustainable economic growth	There is a focus within the Plan upon supporting the future economic development of the Island. All aspects of the economy are considered including office based activities and those related to the marine and rural economy. The success of these policies upon supporting economic development and diversification should be monitored.	Strategic policies General Development policies BE 1,2 and BE proposals Economy Office policies Economy Retail policies Economy light industry and warehousing policies Rural and Marine Economy policies Visitor Economy policies H 5,8,9 ROS 4 Travel and Transport policies Renewable Energy policies	Amount of land developed for employment/land supply by type. Amount of employment land lost to residential development. Number of rural diversification schemes implemented (a specific definition of a rural diversification scheme needs to be agreed by the States of Jersey). Number of buildings converted for industrial/business and residential uses. Employment by Sector.	To increase the number of rural diversification schemes implemented.	Annually
6) To improve physical and mental health for all and reduce health inequalities	Whilst there are no specific policies addressing health and well-being there are a number of aspects of the Island Plan which are likely to indirectly benefit health and well-being by protecting the quality of the environment and ensuring that new development does not affect amenity as a result of dust, noise, odour creation. The focus upon protecting the countryside of the Island is also likely to offer long-term benefits to health and well-being by protecting a valuable recreational resource.	SP 6,7 General Development policies Natural Environment policies BE 1,4 and proposal BE 2 Economy Retail policies EIW 4-6 Housing policies SC 4,5 ROS 1-4 Travel and Transport policies NR 1,3,4,6 Waste Management policies LWM 2	Percentage of people rating their health as 'good' or 'fairly good' over the previous 12 months. Amount of open space lost to new development. Area of open space enhancement delivered by new development. Number of new community facilities developments resulting in improved community facilities or open space.	To achieve a net gain in the availability of community facilities over the plan period. No net loss in community facilities.	Annually

Environmental Objective	Effect to be Monitored (including justification)	Link to Relevant Island Plan Policies	Monitoring Indicator	Potential Target	Review Timescale
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	Whilst there is a limited amount of brownfield/vacant land across the Island it is important that these sites are developed in preference to greenfield locations. There is a strong commitment throughout the Island Plan to avoiding greenfield development. However, the need for higher density development is identified if this is to be achieved and for this reason, development densities should also be monitored.	SP 1-3 GD 1,6 BE 1,2 and proposal BE 4 EO 1-4 Economy light industry and warehousing policies Rural and Marine Economy policies EVE 1,2,4 Housing policies SC 4,5,7,8 TT 8,12,13 NR 3 M5 Waste Management policies	Number of homes built on previously developed land. Number of new office/industrial developments on previously developed land. Number of glasshouse sites re-used. Average density of new housing and office developments.	To increase the amount of development on vacant and brownfield sites. To increase the number of glasshouse sites that are re-used.	Annually
8) To protect soil functions	All new development has the potential to result in the loss of soil resources. There is a focus within the Plan upon ensuring that new development occurs within Built up Areas and that greenfield land is protected which should protect soil resources in the long-term. The effectiveness of this policy should be monitored.	Strategic policies GD 1,6 BE 1,2 and proposal BE4 EO 1,3,4 Economy light industry and warehousing policies Rural and Marine Economy policies H 1,4,5,6,9 SC 4,5,7,8 ROS 1-4 TT 16,17 RE 1-3 Minerals policies Waste Management policies	Number of planning applications which include site remediation and the area of land remediated. Area of peat and organic soils lost as a result of new planning applications. Percentage of new developments granted planning permission on previously developed land.	No net loss of soil resources. Increase the amount of contaminated land remediated and successfully developed.	Annually
9) To protect and enhance the quality and availability of water resources	There is a focus throughout the policies of the Island Plan upon ensuring that waste resources are protected from pollution incidents and it will be important for the effectiveness of these policies to be monitored.	SP 1-4 GD 1,6 NE 5-7	Number of developments incorporating water saving measures per annum as a potential of the total number of developments requiring planning permission.	To increase the number of developments year on year including water saving measures.	Annually

Environmental Objective	Effect to be Monitored (including justification)	Link to Relevant Island Plan Policies	Monitoring Indicator	Potential Target	Review Timescale
10) To protect and enhance coastal, intertidal and marine waters	The need to reduce the amount of effluent and waste water requiring treatment is also a key focus of the plan and the success of this policy should be monitored.	BE 1,2 and proposal BE 4 EIW 4,6,7 Rural and Marine Economy policies EVE 1-3 H 4,6,9,10 ROS 2 TT 7-20 NR 1-3 Natural Resources and Utilities policies M 3,5,7 Waste Management policies Liquid Waste Management policies	Number of new developments incorporating SuDS as a ratio of total planning permissions granted. Water quality of rivers. Number of pollution incidents per annum. Bathing water quality Estimated household water consumption. Number of developments which incorporate Flood Risk Assessments.	To reduce the number of pollution incidents per annum. To raise the quality of coastal and marine waters to ensure they meet EU standards.	
11) To protect and improve air quality	New development has the potential to have adverse air quality effects, for example new industrial development could introduce new pollution sources. There could also be benefits through a clear focus within the Plan upon improving pedestrian and cycle access and ensuring that new development is accessible to public transport. The delivery of the new Energy from Waste facility during the Plan period is also likely to benefit air quality.	SP 1,2,6 BE 1 and proposal BE 2 Economy Office policies Economy Retail policies EIW 4,6,7 ERE 3-7 EVE 1-4 Housing policies ROS 2 Travel and Transport policies NR 3 Renewable Energy policies M 3,5 Waste Management policies LWM 2	Average NO ₂ levels. (Monitoring could be linked to the monitoring undertaken for the Air Quality Strategy).	Decrease in NO ₂ levels	Annually

Environmental Objective	Effect to be Monitored (including justification)	Link to Relevant Island Plan Policies	Monitoring Indicator	Potential Target	Review Timescale
12) To limit and adapt to climate change	There are policies in the Plan which seek to reduce energy consumption, promote the use of renewable energy sources and promote higher standards of design to reduce carbon emissions. The benefits of such policies are more likely to be realised in the long-term and should be monitored.	SP 2,6 GD 1 EO 1-5 Economy Retail policies ERE 3-7 Visitor Economy policies H 4-6, 10 Travel and Transport policies NR 3 Renewable Energy policies M 3,5 WM 1,2,7,9	Monitoring indicators used for Objectives 13 and 17 are all relevant and can be used to monitor performance of this objective.		Annually
13) To increase energy efficiency and require the use of renewable energy sources	There is a focus upon improving energy efficiency and promoting sustainable building design which is likely to have benefits in the long-term as the pursuit of such initiatives become more widespread. Opportunities should be sought for examples of exemplar design to be recognised and this information to be made available to other developers and designers. There are also policies which support the potential development of larger renewable energy schemes across Jersey as this is a sector that is relatively undeveloped, although other issues would need to be monitored from an environmental perspective to ensure that the policies are successful in ensuring that no adverse effects occur.	SP 2 GD 1 Travel and Transport policies Renewable Energy policies WM 7 LWM 1	Number and type of renewable energy schemes with planning permission per annum. Number of developments granted planning permission achieving design awards, as a percentage of the total number of planning applications granted each year. Number of developments incorporating energy efficiency measures. Number of developments achieving BREEAM/Code for Sustainable Homes standards. Number of developments linked to combined heat and power systems.	To increase the number of developments incorporating energy efficiency measures. To increase the number of developments achieving design awards.	Annually
14) To protect and enhance the cultural heritage resource	There are a series of policies in the Island Plan that seek to protect and enhance cultural heritage resources and so effects are predicted to be positive. There is also a commitment within the Plan to designating Conservation Areas and over the Plan period it will be important to assess how effective the Conservation Areas are in protecting architectural and historic resources.	SP4 GD 1-3,5,7,9 NE 4,5,7 Housing policies Built Environment policies Economy Office policies Economy Retail policies Economy light industry and warehousing policies Rural and Marine Economy policies	Number of Listed buildings lost to new development. Number of historic landscape features such as boundary walls and hedgerows lost to new development. Number of archaeological sites damaged or lost to new development. Number of developments that enhance the setting or understanding of cultural heritage resources. Number of Conservation Areas designated and the number of Conservation Area Appraisals completed.	To reduce the number of Listed Buildings adversely affected/lost to new development. Increase in the number of Conservation Areas designated. Condition of Conservation Areas and the extent to which new development is consistent with the Conservation Area Appraisals.	Annually

Environmental Objective	Effect to be Monitored (including justification)	Link to Relevant Island Plan Policies	Monitoring Indicator	Potential Target	Review Timescale
		<p>Visitor Economy policies</p> <p>ROS 1,2</p> <p>Travel and Transport policies</p> <p>NR 3-5</p> <p>Renewable Energy policies</p> <p>M3-5</p> <p>Waste Management policies</p> <p>LWM2</p>	Number of protected historic buildings or structures demolished per annum.		
15) To protect and enhance landscape, seascape and townscape character and quality	<p>The spatial strategy of the Island Plan is upon concentrating development within urban areas particularly St. Helier which should help to regenerate parts of St. Helier and should protect areas of the countryside from new development.</p> <p>There is also a proposal within the island Plan to designate a Coastal National Park which should help to protect this valuable part of the Island's landscape/seascape from inappropriate development.</p>	<p>SP 1,3,4,7</p> <p>General Development policies</p> <p>NE 4,5,7</p> <p>Historic Environment policies</p> <p>Built Environment policies</p> <p>Economy Office policies</p> <p>Economy Retail policies</p> <p>Economy light industry and warehousing policies</p> <p>Rural and Marine Economy policies</p> <p>Visitor Economy policies</p> <p>Housing policies</p> <p>Social & Community policies</p> <p>Travel and Transport policies</p> <p>Natural Resources and Utilities policies</p> <p>Renewable Energy policies</p> <p>M3-5</p> <p>Waste Management policies</p> <p>LWM 2</p>	<p>Amount of development proposed within the Coastal National Park (include details about type and size).</p> <p>Amount of development permitted within the National Park that is contrary to the National Park objectives.</p> <p>Amount of development that occurs outside the Built Up Area, for example within the Green Zone and Shoreline Zone.</p> <p>Number of glasshouse sites brought back into use or redeveloped.</p>	<p>To limit the amount of development that occurs within the National Park.</p> <p>To limit the amount of new development within the Green Zone.</p>	Annually

Environmental Objective	Effect to be Monitored (including justification)	Link to Relevant Island Plan Policies	Monitoring Indicator	Potential Target	Review Timescale
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	Policies in the Island Plan seek to promote waste minimisation and highlight the fact that waste disposal should be seen as the last option. The effectiveness of these policies in increasing recycling and composting as well as the re-use of material should be monitored.	SP 2,7 GD 1,2 Economy Office policies ER 8 H 6,9 M 1-3 Waste Management policies LWM 1	Number of new developments utilising recycled and secondary materials as a percentage of the total number of planning applications granted each year. Number of new recycling centres provided across the Island. Commercial and household waste recycling rates. Municipal waste production per head.	To increase the use of secondary and recycled materials used in new developments. To increase the availability of and access to waste recycling facilities. To reduce the amount of waste production per head.	Annually
17) To promote the use of more sustainable modes of transport	The Plan seeks to reduce reliance on the private car promoting the need for new developments to be accessible by alternative modes of transport such as bike, walking or bus. The extent to which new development achieves this should be monitored and levels of activity and public transport use monitored.	SP 1,6 GD 1,4,7 HE 3,4 BE 1 and proposal BE 2 Economy Office policies ER 1,2,4,5,8,9 EVE 1-3 H 1,4-7,10 SC 3,5,7,8 ROS 2 Travel and Transport policies M4	Extent of the bus network and bus patronage. Travel to work by mode. Number of new developments granted planning permission within 500m of a bus stop. Annual increase in length in the public footpath network. Annual increase in length in the cycle network. Reduce the number of congestion hotspots.	To increase accessibility to all forms of transport from new developments. To increase the length and coverage of the footpath and cycle network.	Annually

Table 12.1 SEA Monitoring Table

Proposal 31

Governance

Procedures will be applied to ensure proper segregation of duties, particularly between -

- Policy Planning - development of policy; site identification; production of development briefs, and
- Development Control - interpretation of policy as applied to individual applications.

Appendix A Supplementary Planning Guidance

Appendix A Supplementary Planning Guidance

The Department of the Environment will prepare a number of new and revised Supplementary Planning Guidance (SPG) and Design Guides on various detailed issues such as Highway and Parking Standards, and Residential Alterations and Extensions. Each guidance note is intended to expand and clarify specific policies within the Plan and should therefore be read in conjunction with the Plan.

The following table highlights all of the SPG's that are planned to be released over the initial Plan period.

Title	Proposal/Policy	Comment	Timescale/Availability
Residential Design Standards	Proposal 1	To be developed with key stakeholders	With adoption of Plan
Code for sustainable homes	Proposal 1	To be developed with key stakeholders	Over Plan period
Planning Obligation Agreements	Proposal 1	To be developed with key stakeholders	Over Plan period
Demolition and Replacement of Buildings	GD2	To be developed with key stakeholders	Over Plan period
Density (part of residential standards SPG)	GD3	To be developed with key stakeholders	With adoption of Plan
Noise Standards	Proposal 1	To be developed with key stakeholders	Over Plan period
Safety By Design (Crime Impact Assessment)	Proposal 1	To be developed with key stakeholders	With adoption of Plan
Sustainable Development (part of residential standards SPG)	Proposal 2	To be developed with key stakeholders	With adoption of Plan

Title	Proposal/Policy	Comment	Timescale/Availability
Wildlife Corridor Designation	Proposal 3	To be developed with key stakeholders	Over Plan period
Countryside Character Areas	Proposal 4	Work underway - to be used in conjunction with key countryside policies.	With adoption of plan
Coastal National Park Management Plan	Proposal 5	To be developed with key stakeholders	Over Plan period
Landscape Management Strategy	Proposal 6	To be developed with key stakeholders	Over Plan period
Conservation Area Designation	Proposal 8/9	Work underway - completion expected over early part of Plan period.	Over Plan period
Public Realm Strategy	Proposal 10	To be developed with key stakeholders	Over Plan period
Guidelines for Residential Regeneration	Proposal 11	Work underway - available with adoption of Plan	With adoption of Plan
St Helier Regeneration Zones	Proposal 12	North of Town Regeneration Zone in progress. Remaining areas to be completed during Plan period.	Prior and over Plan period
Jersey Airport Regeneration Zone	Proposal 13	Work underway - completion expected over early part of Plan period.	Over Plan period

Title	Proposal/Policy	Comment	Timescale/Availability
Local Development Plan	Proposal 14	To be developed with key stakeholders	Over Plan period
Village Plans	Proposal 15	Expected to be developed with key stakeholders.	Over Plan period
Urban Character (includes guidance on tall buildings)	Proposal 16	To be developed with key stakeholders	With adoption of plan
Protection of Employment Land	Policy E1	To be developed with key stakeholders	With adoption of plan
Farm shops	Policy ER 11	To be developed with key stakeholders	Over Plan period
Category A Housing, including development briefs.	Policy H1	To be developed with key stakeholders	Over Plan period
Affordable Housing	Proposal 21	To be developed with key stakeholders - work underway	With adoption of plan
Housing Mix	Policy H4	To be developed with key stakeholders	With adoption of Plan
Open Space Strategy	Proposal 22	To be developed with key stakeholders	Over Plan period
Parking Guidelines	Proposal 26	Work underway - to be used in conjunction with key regeneration and housing policies	With adoption of Plan

Title	Proposal/Policy	Comment	Timescale/Availability
Waste minimisation and site waste management plans	Proposal 29	To be developed with key stakeholders	Over Plan period
Surface Water Drainage Facilities (part of residential standards SPG)	Proposal 30	To be developed with key stakeholders	Over Plan period
Foul Sewer Facilities	LWM2	To be developed with key stakeholders	Over Plan period

Table A.1

Appendix B Glossary

Appendix B Glossary

Affordable Housing: A range of both rented and discount sale housing available for households in priority need whose incomes deny them the opportunity to purchase or rent housing on the open market. The full definition can be found in the 'Affordable housing' section.

Allocation: site identified in a development plan as appropriate for a specific land use(s) in advance of any planning permission for that use.

Annual Monitoring Report (AMR): the annual monitoring report will assess the implementation of the strategic planning policies and the extent to which policies in the Plan are being successfully implemented.

Area of Archaeological Importance: A designated area regarded as being an area of special archaeological interest, which is desirable to preserve or examine.

Biodiversity: according to the World Conservation Union (IUCN), is "the variety of life in all its forms, levels and combinations. Includes ecosystem diversity, species diversity, and genetic diversity."

Brownfield Site: Land which is, or has previously been, developed.

Conservation Areas: A designated area regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Composting: an aerobic, biological process in which organic wastes, such as garden and kitchen waste are converted into a stable granular material which can be applied to land to improve soil structure and enrich the nutrient content of the soil.

Dwelling: The definition of a dwelling is a self contained unit of accommodation. Self-containment is where all rooms in a household are behind a door, which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore, a dwelling can consist of one self-contained household space or two or more non-self contained spaces at the same address.

Evidence Base: information gathered to support preparation of the Plan documents. Includes quantitative and qualitative data.

Greenfield Site: An area of land that has never been built upon.

Gross internal floorspace: Gross internal floorspace has been used, which is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, and service accommodation but excludes internal walls. Typically, the difference between gross external area and gross internal floorspace is between 2.5 and 5%.

Housing Trajectories: means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the Plan.

Monitoring: regular and systematic collection and analysis of information to measure policy implementation.

Primary aggregates: Naturally occurring materials, including sands and gravels and rocks, but excluding reused/ recycled materials or the waste materials of other processes that are capable of being used for aggregate purposes (secondary aggregates).

RAMSAR site: A wetland of international importance. The Convention on Wetlands, signed in Ramsar, Iran, in 1971, is an intergovernmental treaty, which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. There are presently 147 Contracting Parties to the Convention, with 1524 wetland sites, totalling 129.2 million hectares, designated for inclusion in the Ramsar List of Wetlands of International Importance.

Recycling: involves the reprocessing of wastes, either into the same product or a different one. Many non-hazardous industrial wastes such as paper, glass, cardboard, plastics and scrap metals can be recycled. Special wastes such as solvents can also be recycled by specialist companies, or by in-house equipment.

Spatial Strategy: sets out the Island's policies in relation to the development and use of land and forms part of the Plan.

Secondary aggregates: Materials (such as mineral wastes, recycled materials from the construction and demolition industries, and industrial by-products) processed and used for aggregates purposes.

Site of Special Scientific Interest (SSSI): An area of land notified under the xxx law as being of special nature conservation interest by reason of its flora, fauna, geological or physiological features.

Strategic Environmental Assessment (SEA): generic term used internationally to describe environmental assessment as applied to policies, plans and programmes.

Strategic Planning Policies: sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision.

Supplementary planning Guidance (SPG): provide supplementary information in respect of the policies in development plan documents. They do not form part of the development plan and are not subject to independent examination.

Sustainable Development: A widely used and accepted international definition of sustainable development is: 'development, which meets the needs of the present without compromising the ability of future generations to meet their own needs.'

Targets: thresholds, which identify the scale of change to be derived from policies over a specific time period (e.g. number of affordable homes to be built by a set date).

The Island Plan: Includes the Strategic Planning policies, site-specific allocations of land, generic development control policies, some of which are shown on the proposals map.

Use Class Order: This Order provides that a change of use of a building or other land does not involve development for the purposes of the law if the new use and the former use are both within the same specified class.

Windfalls: Windfall sites are those, which have not been specifically identified as available in the Island Plan process through land use allocations. They comprise previously developed sites that have become unexpectedly available. These could include for example, large sites such as might result from a hotel closure or very small changes to the built environment, such as a residential conversion or a new flat over a shop.

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